

RESOLUTION 16-R-PS-13 to adopt a Plan of Services for approximately 285.4 acres along Blackman Road and Florence Road, Shelton Family & Saraswat Family Trust, applicants. [2016-504]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on March 2, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on April 21, 2016, pursuant to a Resolution passed and adopted by the City Council on March 10, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 4, 2016; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

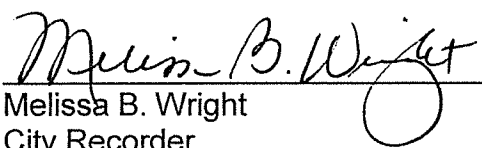
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-13**, the public welfare and the welfare of the City requiring it.


Passed: May 5, 2016


Shane McFarland, Mayor

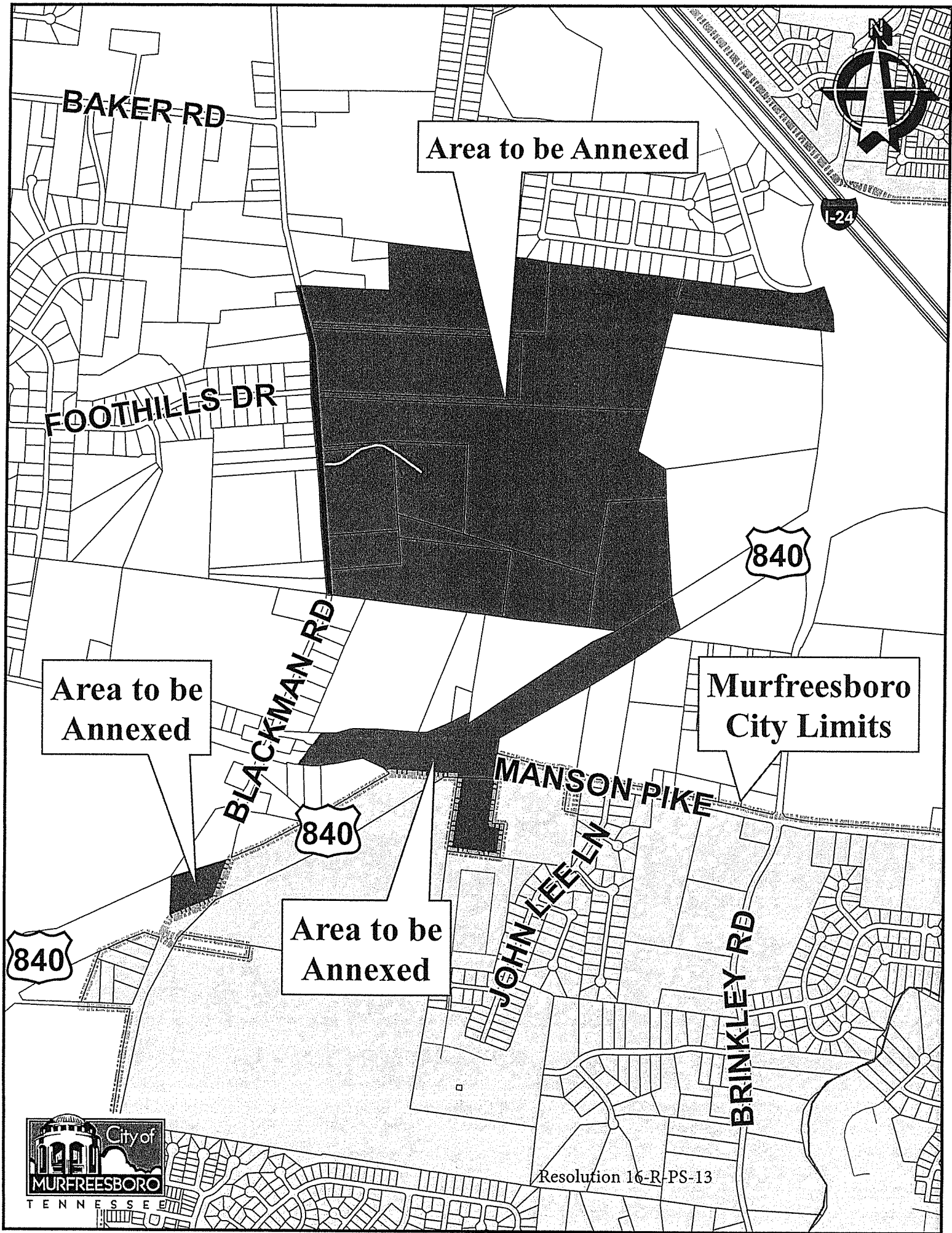
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


David A. Ives
City Attorney

SEAL

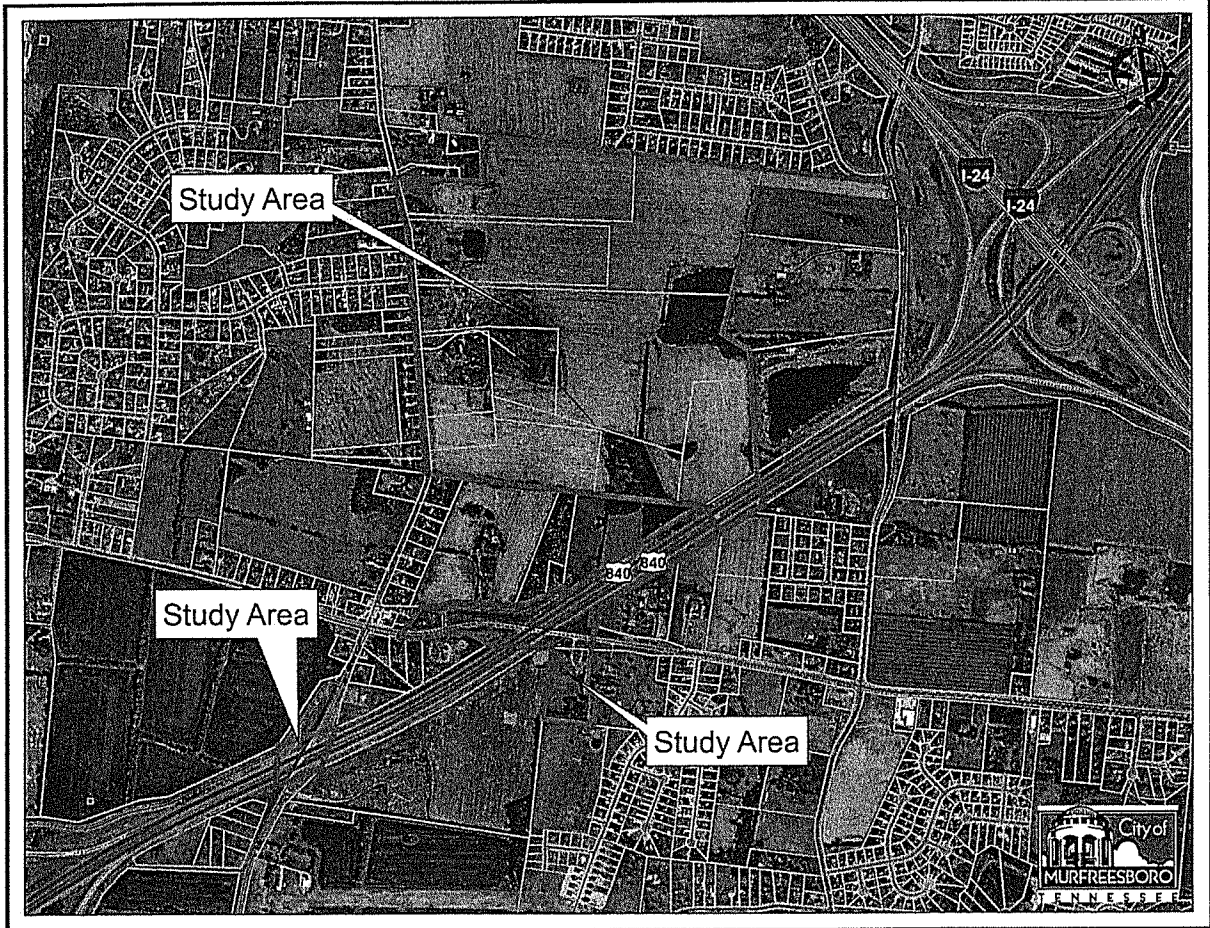


**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG BLACKMAN ROAD AND FLORENCE ROAD
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
March 2, 2016**

REVISED FOR CITY COUNCIL, MARCH 4, 2016



INTRODUCTION

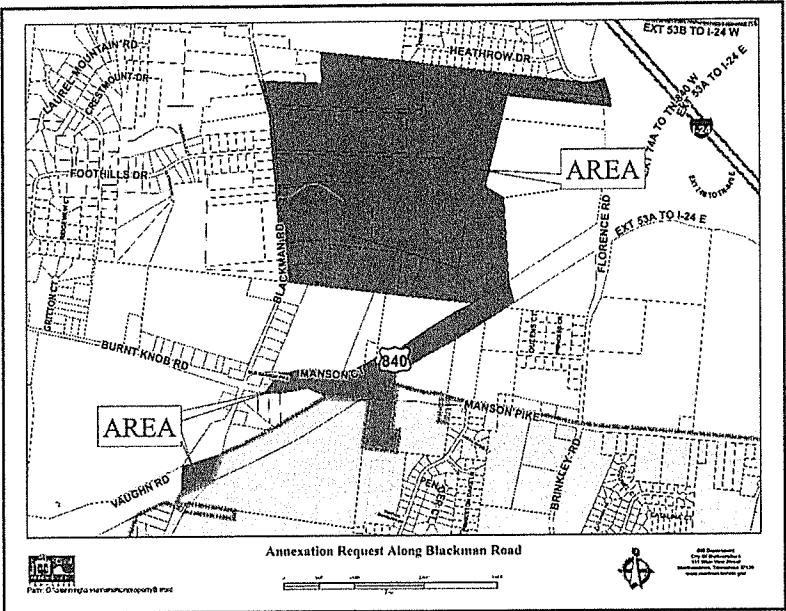
OVERVIEW

The applicant, Matt Taylor of SEC Inc., representing Parks Development, has requested annexation of property located along Blackman Road, Florence Road, and State Route 840.

The area studied in this Plan of Services includes 285.44 acres spanning across twelve parcels. The study area also includes two segments of right-of-way along SR 840 totaling 3,000 linear feet. Additional right-of-way along Manson Pike (1,750 linear feet) and the entirety of Manson Court are included as well. The parcels included in this request are listed below.

Tax Map	Parcel
71	41.00
71	41.01
71	41.02
78	15.00
78	15.01
78	15.02
78	15.07
78	15.08
78	15.11
78	15.12
78	15.14
78	30.00

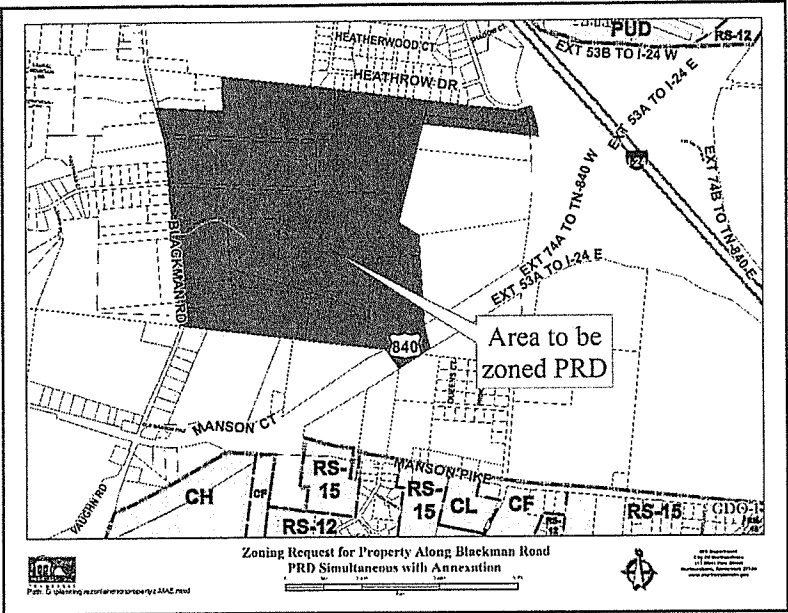
The study area lies within the City of Murfreesboro’s Urban Growth Boundary and adjoins the City on the south.



CITY ZONING

The applicant has requested PRD (Planned Residential Development) zoning for the portion of the study area north of SR 840 and Manson Court simultaneous with annexation. The applicant has not requested rezoning for the 8.03-acre parcel located southeast of the Manson Pike / SR 840 overpass. All parcels included in the study area are currently zoned RM (Residential – Medium Density) in the County.

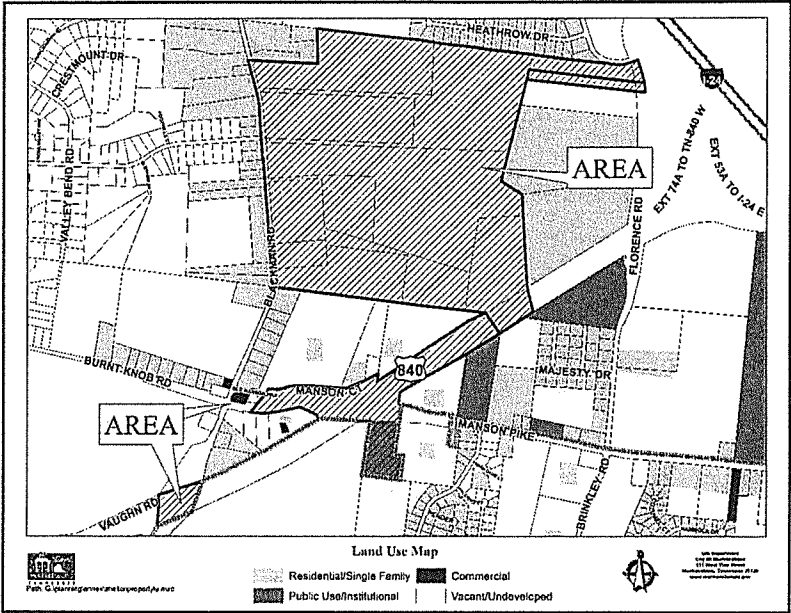
Property owned by Blackman United Methodist Church and located south of SR 840 in the study area adjoins properties within the City of Murfreesboro. The property on the southern edge of this portion of the study area is zoned RS-12 (Single-Family Residential), while the property on the eastern edge of this portion is zoned RS-15 (Single-Family Residential). The remainder of the study area abuts properties zoned RM in the unincorporated County.



**PRESENT AND SURROUNDING
LAND USE**

Most of the study area is undeveloped, though two single-family residences are situated along the western edge of the study area. Additionally, a portion of the study area located south of SR 840 along Manson Pike is owned by Blackman United Methodist Church and is presently rented to another church.

Neighboring properties to the west, northwest, east, and south of the study area are used primarily for single-family residences. Properties between Manson Court and the study area are used for agricultural purposes.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Blackman Road Properties LLC	30.00	\$72,800	\$0	\$18,200	\$231.19
Blackman Road Properties LLC	5.63	\$63,100	\$0	\$15,775	\$200.39
Blackman Rd Prop Charitable	40.00	\$99,800	\$0	\$24,950	\$316.94
Ben A Shelton	11.50	\$102,400	\$167,700	\$67,525	\$857.77
Blackman Road Properties LLC	25.00	\$65,700	\$33,500	\$24,800	\$315.03
William A Shelton	12.00	\$106,800	\$151,900	\$64,675	\$821.57
Mimi P Shelton	16.66	\$44,100	\$0	\$11,025	\$140.05
Jennifer Shelton	13.33	\$35,300	\$0	\$8,825	\$112.10
Blackman Road Properties LLC	5.01	\$59,100	\$0	\$14,775	\$187.69
Blackman Road Properties LLC	60.86	\$152,600	\$6,800	\$39,850	\$506.21
Blackman Rd Prop Charitable	18.00	\$47,600	\$0	\$11,900	\$151.17
Total				\$302,300	\$3,840.11

These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2016-2017 per capita state revenue estimates for the City of Murfreesboro based on the property being built-out at full capacity (PRD zoning, 771 dwelling units total).

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$70.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.05
Gross Receipts (TVA in-lieu taxes)	\$11.00
<i>Total General Revenue Per Capita</i>	<i>\$83.55</i>
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$25.91
<i>Total Per Capita (General and State Street Aid Funds)</i>	<i>\$109.46</i>
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit, 771 dwelling units)	\$217,735.64

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #4.

ELECTRIC SERVICE

The property is located within Middle Tennessee Electric Membership Cooperative's (MTEMC) service boundary. MTEMC has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MTEMC standards.

STREET LIGHTING

According to MTEMC, street lighting will be installed on the property if any future development on the property includes public streets.

STREETS AND ACCESS

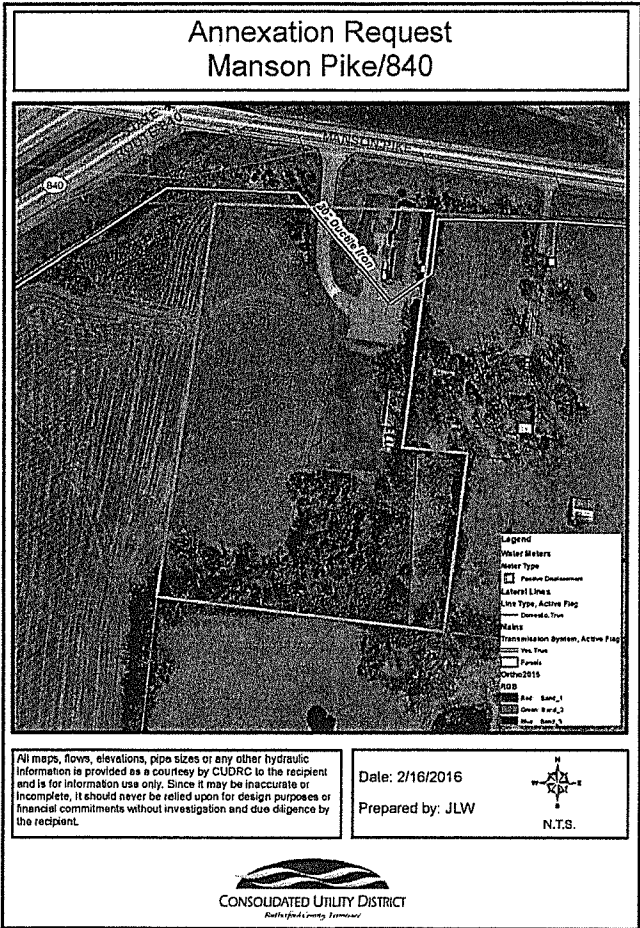
Portions of the study area currently have access to Blackman Road, Florence Road, and Manson Pike. The Engineering Department estimates annual maintenance costs for the segments of Blackman Road, Florence Road, Manson Pike, and Manson Court included in the study to be approximately \$11,750. Maintenance of SR 840 will continue to be provided by the State of Tennessee.

Any development of the study area may have impacts on the operation of the all-way stop intersection at Manson Pike / Burnt Knob Road and Blackman Road. Intersection and roadway improvements including traffic study and signalization may be required prior to development. Any future public roadway facilities to serve the study area must be constructed to City standards.

The study area lies within Consolidated Utility District's (CUD) service area. The portion of the study area north of SR 840 and Manson Court is presently served by a 12-inch water line which runs along Blackman Road. The property owned by Blackman United Methodist Church and located along Manson Pike is presently served by a 20-inch water line.

CUD provided additional information regarding the portion of the study area located along the south side of Manson Pike. This portion of the study area is served by a 30-inch water line which runs along SR 840 and Manson Pike. Any additional development on this parcel would be subject to a Water Availability Request being submitted to CUD in order to determine feasibility.

The existing water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.

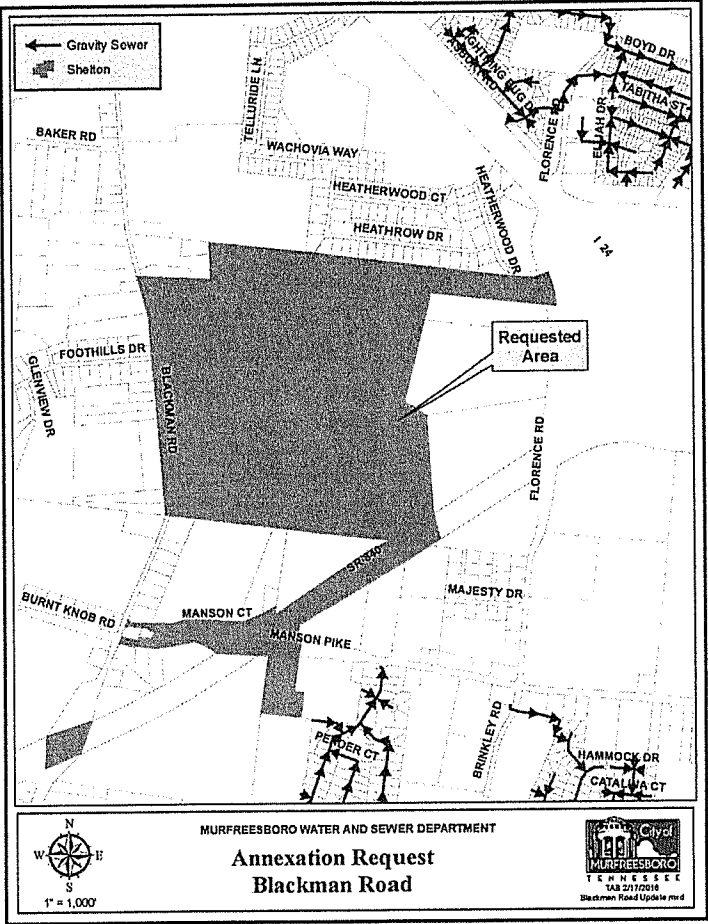


SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." In order for the properties north of Manson Pike to receive MWSD sewer service, a bore underneath I-24 would be required. The new sewer line would tie into an existing 18-inch line on the south side of Asbury Road. If constructed, MWSD would operate the grinder pump system and force main, and homeowners would be responsible for individual grinder pumps. The portion of the study area located south of Manson Pike would be served with gravity sewer through the Blackman Meadows / Oakton Subdivision should capacity in the Oakton pump station be available.

The sewer line serving the subject property would connect to the Overall Creek Assessment District. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent in addition to the current and standard connection fees. The developer would also be required to submit a "Will Serve Request" to MWSD to ensure that capacity is available downstream of the study area.

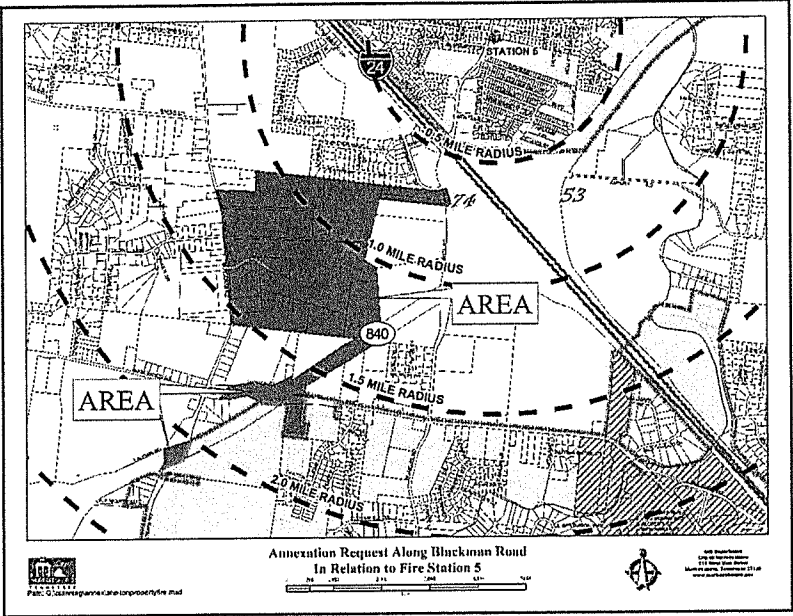
The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire station to the subject tract is Fire Station #5, located at 3006 Florence Road, 3.18 miles from the study area. Station #9, located at 802 Cason Lane, is 5.69 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Friday. In its current state, no additional equipment or manpower will be needed to serve the study area. However, if any future development of the study area includes houses facing Blackman Road, construction of a turnaround will be necessary.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one

community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Overall Creek Elementary school zone. Presently, Overall Creek can accommodate 150 new students. A new elementary school scheduled to open in west Murfreesboro in 2018 will create more openings at Overall Creek.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

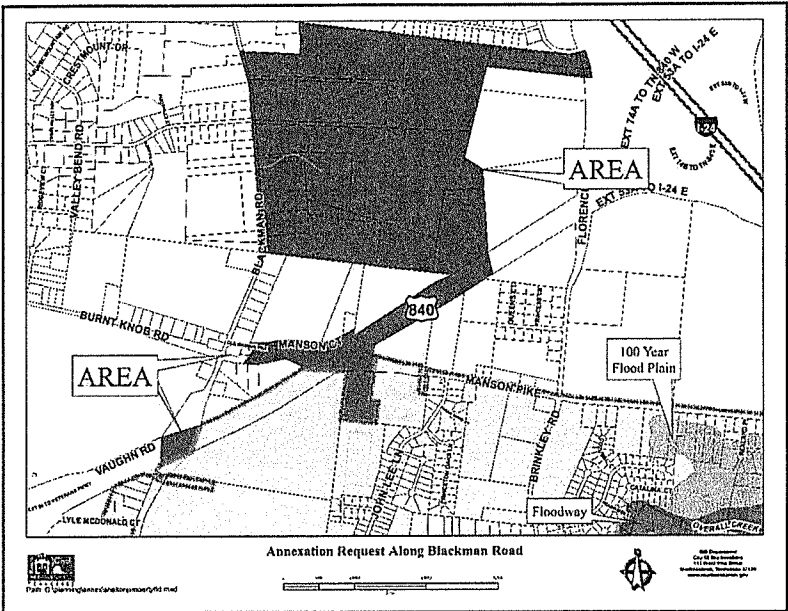
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City’s jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City’s development regulations.

FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). Affected areas are located within the eastern and southern portions of the study area.

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.

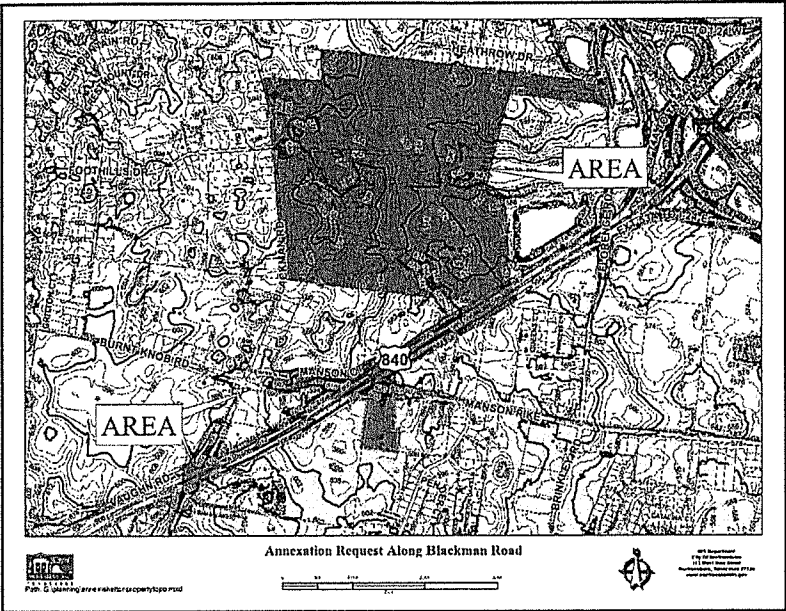


DRAINAGE

The study area north of SR 840 has poorly-defined drainage patterns. This portion of the study area drains directly to sinkholes and closed depressions, some of which hold water following rain events for extended periods of time. The area south of SR 840 drains well to the west to closed depressions.

For all parts of the study area, future development plans should address the existing drainage conditions and anticipate stormwater management completely contained on-site. It may be possible that access to off-site drainage routes could be provided through adjacent properties; however, additional study will be required on such an option. It will be the developer's responsibility to investigate potential drainage plans and secure any off-site routes with consent and/or easements. Additionally, due to sinkholes on the portion of the study area north of SR 840, Underground Injection Control (UIC) permits from the State of Tennessee may be required.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential zoning of the portion of the study area north of SR 840 and considering applicable credits, this property has the potential to generate \$30,000 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.